

Heritage Keynote

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1 . Introduction

1 Introduction

1.1 This is a draft note prepared to provide supporting information for the Allocations Plan and to demonstrate how it considers heritage matters. It pays particular attention to the assessment of the various allocations and to the way in which the development proposed by them takes account of heritage matters. The plan overall is assessed in the SA, and the impact on the plan must always be considered alongside the CS which itself requires the protection of sites, buildings, and other protected areas.

2 . Allocations Plan Overview

2 Allocations Plan Overview

2.1 The AP itself sets out a strategy that takes account of the nature of the area and in particular seeks to protect and allow the enhancement where appropriate of the natural and built environment. The latter includes as features within the built environment those that are of historic importance and these may be buildings or other artefacts.

2.2 This note sets out the approach that has been taken and addresses the requirements of the NPPF. It is written in the context that many of the allocated sites have been the subject of detailed previous scrutiny and have been examined as part of the planning application process. Where this is the case the general and detailed analysis of the development in relation to any heritage interests will have been carried out and where permitted, development is compatible with both the Plan and the requirements of the NPPF. The policies of the CS and AP will however continue to have an impact on sites where development is permitted and most notably where in principle (outline) approval is translated into full permission.

3 . Designations

3 Designations

3.1 The proposals map itself contains the main designations which affect the area and some of these (for example the identified Important Open Areas and Conservation Areas, Ancient Monuments and Historic Gardens) are in themselves heritage assets or contain features that are. Three areas that are defined as Locally Valued Landscapes are also protected. The first which envelopes Staunton/ Corse provides a context for the chartist settlement and is in itself an asset. The second around much of Coleford seeks to support the careful planning treatment of the setting of the town and nearby settlements in order to protect the areas character which to a great extent comes from the historic development of the forest fringe and Coleford within its different and distinct landscape. The third area recognises the importance and vulnerability of the setting of May Hill and protects a zone of influence around it.

3.2 The AP uses an hierarchy of settlements and employs boundaries to define them. Within some settlements there is a policy which identifies areas of particular character (Locally Distinctive Areas). These are then protected by a policy seeking to ensure that new development is compatible with the character of the areas concerned. Most (8) of the villages that have such areas (11 areas in total) are within the statutory Forest and the aim of the policy is to protect the characteristics of these. The character of the areas concerned often depends on subtle traits and there are few statutorily protected buildings or sites within the areas. They are however very important to the FoD and are referred to in the AP generally and in the individual settlement chapters. The areas identified include open spaces identified by the AP as Important Open Areas, most of which are Forest waste which is protected by the CS for its cultural, historic and functional value. Also included are small enclosed paddocks which are typical of the forest fringe settlements. The built forms and the other characteristics of the locally distinctive areas are the subject of additional material on the evidence base, entitled “Locally Distinctive areas Keynote”. There is also further information in relation to the nature of the Important Open Areas themselves.

3.3 “Important Open Areas” is a term used in the AP to define areas that are considered to contribute to the setting and nature of settlements and should be retained as such (or their contribution should be maintained). Many are in themselves heritage assets, some, especially forest waste, and some will contain buried features of historical importance. These areas are individually identified in the AP and are protected for their own sake. A separate note providing further explanation and a schedule of individual IOAs is in the evidence base.

3.4 In many cases land that is protected for one reason is important for another. Sites identified as of regional geological importance are an example, these are often exposed geological formations which are exposed as a result of quarrying and are protected because of the formation but this also protects historic features, especially in the Forest.

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3.5 Ancient monuments are quite well represented across the district and are protected from development by national legislation. There are particular cases where the AP includes one in its policies for development, most notably Lydney Harbour but the ancient monument and also the Listed bridge adjacent is required to be protected. The policy itself has as one of its aims the provision of a secure long term future for the site and the allocation is therefore intended to provide greater long term protection for the asset.

3.6 Listed buildings are numerous and some lie in areas that are covered by allocations in the AP. There are about 1464 Listed Buildings in the district ranging from part of the old Severn Bridge at Beachley to enclosure markers within the Forest. Many are within settlements especially in town and village centres, and most are buildings, generally now in residential use. The great majority of the listed buildings are not likely to be affected by allocations in the Plan and will be protected in general terms by its policies. In addition to the CS the AP provides greater detail and additional policies on sustainable development, design and encourages additional attention to be given to heritage assets. These policies will protect both the buildings themselves and their settings adding to the statutory protection they already enjoy.

3.7 In Newent there are 11 separate Listed buildings within an allocation in the town centre and this also lies within the Conservation Area. The policy for selective redevelopment contains safeguards to protect the area and the Listed buildings themselves and is intended to provide development that supports the establishment of the area as one of greater activity and mixed use. The shop buildings are also protected as part of a retail frontage which would retain appropriate shopfronts.

3.8 The greatest concentration of Listed buildings is in Newnham. Related to these and especially to the buildings fronting the High Street is a bespoke policy seeking to protect them, which applies in addition to the any existing Listed Building or Conservation area legislation. In order to conserve the overall appearance of the high street frontage, there is an Article 4 direction to safeguard non listed buildings from inappropriate change. One notable building, the Former Victoria hotel is allocated for conversion to dwellings. It has been in decline and vacant for a number of years and is identified along with adjoining buildings and land. The allocation as one site is intended to ensure that development takes place in a complementary manner and provides a secure future.

3.9 In Mitcheldean, important buildings within the Conservation Area are identified for retention through conversion in recognition of the important contribution it makes to the area.

3.10 Hartpury College policy is an example of a local policy intended to conserve and enable development in relation to Hartpury College. This includes a Listed building and garden. The policy in the AP protects the setting of the building and garden.

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3.11 There are 27 Conservation Areas within the district, many of which (14) are supported by detailed appraisals. These form part of the evidence base and the AP is compatible with the needs of each. All but three areas are at settlements which have settlement boundaries in the AP and are regarded as potential locations for additional development of the nature expected in towns and villages. The AP does refer to any particular considerations over and above those normally expected in a Conservation Area and records the existence and extent of each.

3.12 The NPPF requires the following approach:

126 . Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, 29 including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.*

conservation areas

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

29 The principles and policies set out in this section apply to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-taking. Achieving sustainable development | 31

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132. *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

137. *Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.*

139. *Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.*

140. *Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.*

141. *Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.³⁰ However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

30 Copies of evidence should be deposited with the relevant Historic Environment Record, and any archives with a local museum or other public depository.

169. *Local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment. They should also*

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use it to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. Local planning authorities should either maintain or have access to a historic environment record.

170. Where appropriate, landscape character assessments should also be prepared, integrated with assessment of historic landscape character, and for areas where there are major expansion options assessments of landscape sensitivity.

NPPG Paragraph: 004 Reference ID: 18a-004-20140306

In line with the National Planning Policy Framework, local authorities should set out their Local Plan a positive strategy for the conservation and enjoyment of the historic environment. Such a strategy should recognise that conservation is not a passive exercise. In developing their strategy, local planning authorities should identify specific opportunities within their area for the conservation and enhancement of heritage assets. This could include, where appropriate, the delivery of development within their settings that will make a positive contribution to, or better reveal the significance of, the heritage asset.

3.13 The plan comprises an adopted CS together with an adopted AAP, and an emerging AP. The first two were adopted in the context of the draft NPPF and take account of the need to address heritage issues. The Cinderford NQAAP covers only a very small (Key) area of the district and contains a dedicated heritage policy in addition to more general references. The geographical area covered is not covered by the AP.

3.14 The CS is a strategic document which must be read together with the AP and it sets out principles that apply over the whole district. Its first policy CSP1 is about assessing the impact of development and requires assessment of the impact of proposals on protected sites which include heritage assets. These may be a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park or Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation. The policy makes plain in the last sentence that development that does not meet the requirements of the policy will not be permitted. Details of the designated heritage assets are widely available, including from the LP evidence base itself.

3.15 One of the key aims and objectives of the Plan (CS,AAP and AP) is protection, as set out in the CS objective 1, and in the table expressing its spatial strategy. The objectives are repeated in the AP, and taken into policy AP1. In addition the AP in its general policies requires character and history to be taken into account in assessing design solutions, and seeks to build a better database on heritage assets themselves. The above apply throughout the area generally as below:

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- Sustainable development- as part of the environmental dimension, development would not be able to be regarded as sustainable if it does not meet the basic criteria which include protection/ conservation of the environment. Links to CSP1.
- Design of development- part of the requirement is for development to take account of the local character and history. This would help ensure that new development is compatible with the locality.
- Style and materials- taking account of traditional materials is a policy to help ensure new and old development can co exist.
- Local character and assets- policy to improve knowledge and quality of information while encouraging greater involvement of local bodies. This policy recognises scope for more and better information

3.16 In addition to the general policies the AP protects specific important areas which are of heritage and other importance:

- Conservation Areas- principal area designation taken into account in AP which considers built environment-impact of designation set out in legislation. AP and CS reflect and support.
- Ancient Monuments- protected at national level, supported by AP and CS
- Gardens Historic gardens protected by designation
- Listed Buildings- nationally designated heritage assets protected by legislation and protection supported in AP and CS (eg CSP1)
- Forest waste- of historic and cultural significance as well as of landscape and amenity value. Refers to the non planted open areas generally around the edge of the forest. Includes some features and remains of former industry.
- Important Open Areas. Individually identified areas within the defined settlements some of which may be of historic and or cultural value- all are of amenity value and support the setting of buildings. Protection of these areas is essential to maintain the character of the areas concerned.
- Locally distinctive- areas of some settlements identified as in need of particular protection. Some contain listed Buildings but most are within Forest and are protected for the features that make up the characteristic built form. Many features such as walls and traditional cottages are important in their own right.
- AONB- The two AONBs both have management plans which are implemented in part by the actions of the FoDDC. The protection of heritage assets and other features in the landscape are required. This is largely delivered through CSP1.
- Locally valued landscapes two areas are identified which are of particular merit, and are designated to protect the locality. In Coleford it is the landscape and setting of the town itself that is protected. In Staunton/ Corse the protection is provided in order to safeguard the setting of the former chartist settlement.
- Local policy re environmental improvements
- Historic policy for Newnham – policy to support the plots layout and other features of the High Street within the Conservation Area

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3.17 The above policies all have as their primary aim the conservation of areas, feature or classes of feature. In addition to these which set the overall tone for the Plan are the allocation policies for the various sites expected to be developed. Some of these are intended to allow development which does not affect heritage assets, some include such assets and offer particular protection and a few are designed to promote development that can support and safeguard certain assets. The table below lists all of the AP policies and considers their impact on heritage.

3.18 In this way there are some specific policies and some that support heritage assets through other means.

3.19 In addition to the policies of the AP, reference should be made to the SA which evaluates sites that were considered but not allocated. For these and the sites that were there is a comprehensive assessment that includes the appraisal of their impact on designations including heritage.

3.20 The NPPG requires the following, in order to meet the guidance in the NPPF:

To be compliant with the NPPF local development plans should include:

1. *strategic policies to deliver conservation and enhancement of the historic environment* [\(9\)](#) this aim is delivered by the Plans overall by their implementation, and especially by the policies being employed as intended in the manner described above.
2. *identify land where development would be inappropriate, for instance because of its environmental or historic significance* [\(10\)](#) generally carried out by identifying land where there are constraints as on the proposals map, including general constraints and site specific areas. Each of the constraints have different implications for what development may or may not be appropriate.
3. *a clear strategy for enhancing the historic environment* [\(10\)](#) Achieved through the Plan's main policies, with particular importance attached to CSP1 (CSP1 is referred to in the AP but is an adopted CS policy requiring development to conserve, preserve, or otherwise respect important characteristics of the environment in a manner that maintains or enhances their contribution. Thus new development must protect the contribution of key features in the environment such as Listed Buildings or other heritage assets.
4. *a positive strategy for the conservation enjoyment of the historic environment including heritage assets most at risk of neglect, decay and other threats, recognising they are an irreplaceable resource* [\(11\)](#) this is contained in the overall approach of the plan, as both the AP and the CS have objectives to conserve the built environment.
5. *land allocations and policies that take account of the following* [\(11\)](#) :

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; some allocations specifically identify sites that can contribute, whilst the Plan generally

3. Designations

supports a range of re uses which enable such uses. CS policies encourage employment development for example which can help in the economic re use of buildings.

(b) *the wider social, cultural and environmental benefits that conservation of the historic environment can bring;*

(c) *the desirability of new development making a positive contribution to local character and distinctiveness; and*

(d) *opportunities to draw on the contribution made by the historic environment to the character of a place.* Examples of this approach are the Locally distinctive areas Policy and the Important Open areas. In addition the overall approach and many of the allocations policies work towards this for example the development of Lydney Harbour is both directed at conservation and at the identification of assets which can be sensitively developed to the benefit of the community (as well as the economy)

The above requirements can potentially influence all local plan policies on all different issues. A 'positive' strategy for the conservation of heritage assets will very often require consideration of land use policies so that the threat of decay through disuse can be proactively diffused, for example. It is clearly not sufficient for local plans to contain generic policies that repeat the broad objectives of the NPPF. All the policies in the local plan taken together should be demonstrably fit for the purpose of achieving conservation and enhancement of heritage assets. It is agreed that it is essential to take the policies together, as the Cs policies are inevitably strategic in nature. They are however designed around the characteristics of the FoD and therefore add rather than repeat the NPPF.

It is important that the policies for heritage conservation are labelled as 'strategic' policies for two reasons:

1. so as to comply with the requirements of the NPPF [\(9\)](#)
2. so as to ensure neighbourhood development plans have to align with them as one of the 'basic conditions' for their approval [\(12\)](#)

Once a neighbourhood development plan has demonstrated its general conformity with the strategic policies of the local plan, the policies it contains take precedence over existing non-strategic plans in the local plan for that neighbourhood [\(13\)](#). So a local plan cannot demonstrate that it will achieve the sustainable development objective of net gains for the historic environment unless it has strategic policies in place, as neighbourhood development plans may override 'non-strategic' heritage-related policies.

In considering land allocations and development densities necessary to deliver the objectively assessed development needs for an area, it is vital to assess if there are any adverse impacts on heritage assets and their settings. These should be avoided [\(8\)](#).

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If they are unavoidable a decision will have to be made, in accordance with the policies in the NPPF, as to whether the public benefits outweigh the harm [\(14\)](#). If they do, then still the impact should be mitigated, perhaps through design, size or height criteria.

Failure to show that the allocated development within the plan will not breach the policies within the NPPF is an obvious failure of the local plan to conform with the NPPF and it should not be adopted.

4 . Summary of Allocations Plan Policies and Heritage Impact

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4.1 The following summarises the AP policies against heritage considerations. In addition to this, the policies in the CS apply- their impact on heritage assets is summarised after this table.

Allocation Plan Policies	Summary- heritage impacts and safeguards
AP 1 Sustainable Development	General policy applicable across whole area positive impact on heritage in requiring development to make a positive contribution to the environment
AP 2 Renewable Energy	Policy promotes renewable energy which is generally beneficial and includes details of how the impacts of proposals will be evaluated- these include any negative impacts on protected buildings and sites.
AP 3 Mixed Uses and Proximity	General policy neutral impact
AP 4 Design of Development	General policy which will have a positive impact in seeking design which can add to the overall quality of the area
AP 5 Style and Materials	General policy positive impact by regulating use of materials and design
AP 6 Locally Distinctive Areas	Policy which safeguards specific areas identified as important to protect
AP 7 Biodiversity	General policy complementary to heritage policies
AP 8 Green Infrastructure	General policy complementary to heritage interests
AP 9 Herefordshire and Gloucestershire Canal	Positive in protecting the re instatement of the canal, itself a major heritage asset.
AP 10 Dean Forest Railway	Positive in protecting an area for additional development in keeping with heritage
AP 11 Transport Yards near Blakeney - Caircant and Dene Close near Blakeney	Prominent site could be visible from Listed Buildings but about 300m distant. Site at present available as transport yard, policy defines site.
AP 12 Stone End Farm Churcham	Listed building nearby (97m) is shielded by farm buildings. This allocation defines site and uses and limits further expansion of employment uses

4 . Summary of Allocations Plan Policies and Heritage Impact

AP 13 Hartpury College	Policy protects setting of II*Listed Building and requires masterplan approach and landscape strategy to provide enhancements
AP 14 Locally Valued landscape May Hill	Policy draws attention to the need to evaluate proposals against their potential impact on May Hill which is an important landscape feature
AP 15 Oak Tree Park Churcham	Neutral, does not affect heritage assets Listed buildings 600m+
AP 16 Woodlands Farm, Bromsberrow Heath	Allocation of site already developed for related use and approved
AP 17 Land At Stowfield, Lydbrook Policy to enable redevelopment for a variety of uses.	Complex site including heritage assets currently not designated. Policy seeks re use for site with retention of some buildings and new mixed uses based around high quality development. Character of area will change but current situation is one of a large almost entirely vacant site in decline.
AP 18 Taurus Crafts near Lydney .	Mixed developed site proposed for further intensification- some scope for redevelopment. Includes two Listed buildings to be protected and enhanced. Within 300+m of Lydney Park House and two Ancient Monuments. Allocated area is almost all currently developed. Policy supports current range of uses and makes clear need to protect landscape and buildings.
AP 19 Aylburton Business Park .	Small site based on redevelopment of existing farm buildings
AP 20 Former Lightmoor Colliery, near Cinderford .	Policy to support continued use and or redevelopment of employment site. Higher uses encouraged as site includes “at risk” Listed Building which the policy is intended to support an appropriate use for, requiring its retention and preservation. Whole site is former mine and adjoins spoil heaps which are protected as Key Wildlife sites but are also non designated heritage assets.
AP 21 Staunton Court .	Site contains or adjoins five separate Listed buildings. Policy is for protection of the existing land for employment use, and could include redevelopment. The requirements to safeguard the buildings and the related churchyard are identified in the policy. Settings

4 . Summary of Allocations Plan Policies and Heritage Impact

	are important in this example. In addition the whole is close to the chartist settlement (Staunton/ Corse) and lies within a locally identified landscape policy area which is in itself a heritage asset.
AP 22 The Hawthorns, Corse .	Existing permitted site identified for continued employment use as permitted
AP 23 National Diving and Activity Centre, Tidenham.	Policy covers a well defined area close to but visually and physically separated from three Listed Buildings. Site adjoins former Wye valley railway which may be re used as a recreational route. Majority of uses likely on quarry floor which is visually enclosed forming its own environment and setting for development
AP 24 Cannop Depot .	Allocation of former mine surface complex for increased use for recreation. Site contains some buildings which are expected to be retained. None are Listed but are of great local significance. Site adjoins spoil heap and other features related to mining history mostly dating from early 20 th century. Current mixed use includes a highway depot and salt store. Proposal would allow greater emphasis on recreation and tourism with long term development and some redevelopment. This is more conducive to securing the long term future of the important buildings on the site.
AP 25 Whitemead Park	Site of former Whitemead Park (House) but now largely developed as a tourism/ recreation area. Policy intended to protect area but allow additional use for tourism and recreation
AP 26 Additional Cycle Connections	General policy setting broad support and intent to support establishment of additional cycle routes.
AP 27 Lydney to Parkend Cycle Route	Policy to establish a particular route, not mapped in detail
AP 28 Christchurch/ Berry Hill Cycle Route	Policy to establish a particular route not yet mapped
AP 29 Wye Valley	Policy uses previously identified route of old railway, would by use of this encourage retention of trackbed and associated features.

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AP 30 Cinderford Town Centre	General policy to support mixed uses in town centre
AP 31 Environmental Improvement Area Cinderford Town Centre	Policy to improve area which includes buildings of local significance
AP 32 24 High Street, Cinderford and related area	Allocation to allow redevelopment of site in town centre. Little impact on heritage assets- policy requires retention of retail frontage and form of buildings
AP 33 Station Street, Cinderford Housing Allocation	Policy to support continued development of part vacant and part underused site in town centre. Was occupied by industrial buildings and former goods station now demolished. Did also contain gas works and various tramway formations. Much subsequent disturbance and redevelopment. Site is covered by several planning permissions and is largely committed although permissions have lapsed.
AP 34 Cinderford Football Club	Close to surface remains of iron mine, but site allocated has been used for open space for many years, proposal would result in housing and recreation uses being established
AP 35 Forest Vale, Cinderford - Employment Area	Large and complex area with former uses now largely obscured. Once part occupied by various industries and mines but redeveloped at various stages and times. Some past quarrying and railway/ tramways. Policy is intended to encourage use of remaining undeveloped/ unprotected land. Some open land protected from development.
AP 36 Valley Road, Cinderford	Redevelopment proposal of 1960s buildings, on site formerly crossed by rail and tramway. Also once woodland.
AP 37 Linear Park, Cinderford	Policy to safeguard and protect large areas for recreation. Various previous uses include rail and tramway, and collieries
AP 38 Lydney Town Centre	General policy to support mixed uses in town centre, town centre includes Conservation Area, four Listed buildings and several of local importance.

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AP 39 Lydney Town Centre, Retail and mixed use including Public Space	Allocation for mixed use on key town centre site. Listed building adjacent (30m). Site formerly crossed by River Lyd with limited development on north east corner.
AP 40 Hill Street Lydney	Recent history connected to railway sidings now removed, adjacent to Dean Forest Railway. Adjoins artificial water course, The Cut.
AP 41 Lydney Town Centre Highway Improvements	Highway improvement policy with limited effect on buildings. Some relief for town centre should result.
AP 42 Lydney Harbour	Harbour and associated area is protected (Ancient Monument) and adjoining Listed structure. Nearby (350m) Naas House and Naas farm (650m) are Listed. Policy written to ensure safeguarding of important features. Increased usage will result together with some additional structures. In addition maintenance and conservation will be expected to continue. Use of the harbour may increase, including the dock itself. The sensitive use of this site is key to the AP intended plans for Lydney in respect of the revised focus on the harbour. The uses will be expected to contribute to achieving a sustainable long term future for the site based in part on heritage and should therefore make a positive contribution.
AP 43 Pine End Works and Land to the North	Site related to the above. Close to Naas House (Listed) (130m) and Naas Farm (350m). Policy allows redevelopment of former factory and encourages new mixed uses. Site has been vacant or substantially vacant for a number of years. Some historic interest re structure and policy allows for re use but does not require buildings to be retained. Key vacant site with potential to support regeneration policies in adopted CS which will in turn help secure a long term future for the area.
AP 44 Lydney Industrial Estate	Range of supporting options for existing industrial site. Originally laid out as wartime shadow factory and with rail link. Previously undeveloped, nearest Listed Buildings Naas House and Naas Farm (225 and 380m). Policy encourages development which complements setting and provides improved context.

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AP 45 Lakes South of the Mainline Railway	Policy which protects existing use allowing some additional recreation. Adjoins Cookson Terrace (Listed) but does not envisage buildings other than ancillary to uses.
AP 46 Lydney Harbour Area - Cycling and walking	Promotion of additional use- complementary to allocations
AP 47 East of Lydney	Confirmation of existing committed sites and permissions all subject to safeguards. Contains listed Crump Farm. Most of site has been subject to archaeological investigation.
AP 48 Employment Uses Including Foundry Site	Confirms existing consents, former industrial site originally developed in 1960s now mainly demolished. No direct heritage implications
AP 49 Mead Lane Lydney	Visible from Lydney Park (670m) and 300-350m from Listed buildings at Taurus site. Allocation is for area within total site and protects views by retention of woodland.
AP 50 Mead Lane (existing employment area)	Policy supports existing industrial area and its continued use for employment. Includes site of and remains of tinsplate works which occupied about 50% of the site. All of this has since been developed/ redeveloped.
AP 51 Railway Station Area	Policy to encourage development of railway station. Almost all previously used for rail related uses and close to Listed buildings (Cookson Terrace and Bridge on Station Rd). Site now mainly used by mainline railway and Dean Forest railway and policy encourages higher quality redevelopment for transport uses.
AP 52 Land north of the mainline railway	Recreation uses allocated on former (1970-80s) tipped area
AP 53 Holms Farm- Housing Site	Site contains non listed barns and farmhouse which are of conservation interest and are to be retained. These are presently at risk and redevelopment/ conversion would secure a long term future.
AP 54 Coleford Town Centre	General policy to support mixed uses in town centre, town centre includes Conservation Area, 21 approx Listed buildings and several of local importance.

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AP 55 Lawnstone House	Policy to allow redevelopment of a building in the town centre.
AP 56 Former Courts and Police Station	Policy to allow redevelopment in order to allow redevelopment and improve appearance of one area of the town
AP 57 King's Head Public House	Policy to support retention of important non listed building in Conservation area- close to Listed Bank House.
AP 58 Land at Berry Hill	Mixed allocation over large area to support community and other uses. Coal mining/ gravel extraction and forest prior to current uses- nearest listed Building 130m, barn.
AP 59 Land Adjoining Suntory Factory Coleford	Fields adjoining town allocated for development. May contain evidence of past iron mining which is not apparent on the surface.
AP 60 Tufthorn Avenue and Pingry Farm - Employment sites	Existing industrial employment areas and new allocation- part in area of past iron mining surface features now likely to be obscured.
AP 61 Staunton Road, Coleford Employment / Hotel Site	Allocation for development on site which was once a brickworks and clay pit. Current buildings post date this and are expected to be replaced when the allocation is implemented.
AP 62 Land At Poolway Farm, Coleford	Existing allocated site retained in AP. Crossed by former tramway and policy written to retain farmhouse (locally important, not Listed).
AP 63 Former Bells Field - Recreation Allocation	Allocation to retain/ enhance open space. Past coal mining under part of site.
AP 64 Coleford - Locally Valued Landscape	Policy protecting setting of Coleford which will also protect setting of heritage features.
AP 65 Newent Town Centre: Environment and Uses	General policy to support mixed uses in town centre, town centre includes Conservation Area, many Listed buildings and several others of local importance.
AP 66 Newent Town Centre Mixed Development Allocation	Allocation allowing development within large area of town centre for mixed uses. Includes Listed buildings and protects them and the main frontages. Within Conservation Area.

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AP 67 Community Centre; Lewall Street	Identification of land for community use, within Conservation Area and not previously developed. Close to town Centre and several listed Buildings
AP 68 Watery Lane, Newent	Site allocated for housing now permitted
AP 69 Southend Lane Newent	Allocation of site permitted for housing
AP 70 Foley Road, Newent	Site allocated for housing now permitted
AP 71 Gloucester Road Newent	Proposed allocation for employment, farmland not previously developed
AP 72 Ross Road Newent	Complex site for redevelopment but to make provision for adjoining canal re instatement and for retention of former workhouse building. Canal and route of railway adjoin with various features remaining
AP 73 Extra Care Accommodation, Cleeve Mill Lane	Allocated as permission granted
AP 74 Recreation Area Foley Road	Site identified and partly implemented as recreation area-
AP 75 New Road and High Street Bream	Site partly permitted for redevelopment for housing- mainly undeveloped prior to current buildings- on edge of Forest
AP 76 Land Off Ryelands Road Bream	Land adjoins current permission no known heritage issues, likely to have been undermined
AP 77 High Street, Drybrook	Allocation on site not previously developed.
AP 78 Drybrook Farm	Allocation for housing mainly on site of recent farm buildings
AP 79 Land off Church Road, Longhope	Site has permission for development similar to that allocated no known unresolved issues, adjoining school of some local interest being converted, cottages and church within 100m are Listed. Adjoins Conservation Area. Full evaluation carried out for application now approved. Requires careful execution due to proximity and impact on setting of CA and church

4 . Summary of Allocations Plan Policies and Heritage Impact

AP 80 Transport Depot A4136	Policy recognises existing site and supports continued use for employment
AP 81 Longhope Industrial Estate	Site within Conservation Area which policy is intended to enhance
AP 82 Former Tinplate Works, Lydbrook	Permission for development, formerly tinplate works with associated railway connection. Site cleared several years ago
AP 83 Former Severn and Wye Railway	Policy to protect line of former railway and use for recreation route
AP 84 Land off Bradley Court Road (Vantage Point) Mitcheldean	Housing allocation on site of current employment use within larger area (replaces 1960s/ 1970s development)
AP 85 Old Coach Depot, Mitcheldean - Housing Allocation	Re use of site within existing boundary. Listed building (church, grade 1) within 40m but not adversely affected as site is already developed with now vacant bus garage
AP 86 Former George Hotel Mitcheldean - Housing Allocation	Important site within Conservation Area and close to Listed Buildings. Policy requires retention of some buildings following assessment prior to allocation. Site vacant for some time and allocation made to promote and regulate development in a manner compatible with character of the area. May involve demolition of former pub but policy requires full justification.
AP 87 Employment Intensification/ Retention Vantage Point Mitcheldean	Policy identifies existing site for continued employment uses. Site is partly in Conservation area and requires retention of the former brewery buildings in this area.
AP 88 High Street, Newnham on Severn - additional conservation policy	Additional policy to support conservation of built form in high Street- many Listed Buildings some additional buildings protected by Article 4 Direction all in Conservation Area
AP 89 The Victoria Hotel, Newnham on Severn and land adjoining	Allocation policy to enable conversion of vacant hotel and redevelopment of adjoining sites within conservation area, hotel is Listed and is very important gateway building.

4 . Summary of Allocations Plan Policies and Heritage Impact

AP 90 Land North of Newnham on Severn and adjoining Unlawater Lane	New allocation for development for housing. Small part inside Conservation area, listed Building within 40m (Unlawater House). Barn within CA now converted but to be retained if possible. New access would require very careful design but could potentially have some benefits (replacing existing unsatisfactory vehicle route to school and traffic calming in A48).
AP 91 Land adjoining A48 and Bigstone Meadow, Tutshill	New allocation for housing does not affect heritage assets
AP 92 Land adjacent Wyedean School, Sedbury	Allocation for site permitted following appeal
AP 93 Land adjoining Miners Arms, Sling - Housing Allocation	Previously allocated site within edge of Forest and borders protected Forest Waste. Evidence of past coal mining close by.
AP 94 New Dunn Business Park	Large site protected for employment, formerly iron mine. And once served by rail and tramway. Now developed / redeveloped but some traces of former uses remain.
AP 95 Housing Allocation Off Gloucester Road	Allocation within settlement boundary will require careful evaluation but site enclosed by mainly modern development and largely used at present by engineering business
AP 96 Locally Valued Landscape - Staunton and Corse	Local landscape policy to protect setting of village (Chartist settlement). Whole contains Conservation area and Listed Buildings and is of national importance
AP 97 Lydney Road, Whitecroft	Existing employment areas identified to retain the use
AP 98 Whitecroft Scovill	Allocation including existing building to allow redevelopment. Once occupied by "Fuel works" (briquettes) then pin/ fixtures and fittings factory as at present.
AP 99 Housing Site Ash Way	New housing site
AP 100 Netherend Farm, Woolaston	New housing site- Listed Building within 20 m

4 . Summary of Allocations Plan Policies and Heritage Impact

4.2 The CS policies provide general safeguards and protection for the district in the manner shown in the table below:

Policy	Purpose in relation to heritage assets
CSP 1 Design and environmental protection	Overall environmental considerations policy which sets out basic design and impact considerations and requires development proposals to be evaluated against possible impacts including those on protected sites, landscape etc- proposals which cannot be satisfactorily accommodated will not be permitted
CSP 2 Climate change	Protects environment from impact of climate change
CSP 4 development at settlements	Requires development to be principally located at settlements
CSP 5 Housing	Housing development- allocations and other housing based on hierarchy
CSP 9 and amenity land	Recreational and amenity land- protection of land including that identified as important open areas and all forest waste (unless otherwise allocated) from development.

